PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-750004.0000 RES
S11 2026

sale

2023 MANNS NATHAN & CARRIE	2022-09-16	
2024 MANNS NATHAN & CARRIE	2022-09-16	
2025 MANNS NATHAN & CARRIE	2022-09-16	
2026 MANNS NATHAN & CARRIE	2022-09-16	RESCH MUSGRAVE 4
125 HESTER ST	1SD	
	$120,000	
KENTON OH 43326		

2027 JENKINS ZACHARY & BRITT	2025-11-17	
125 HESTER ST	1SD	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

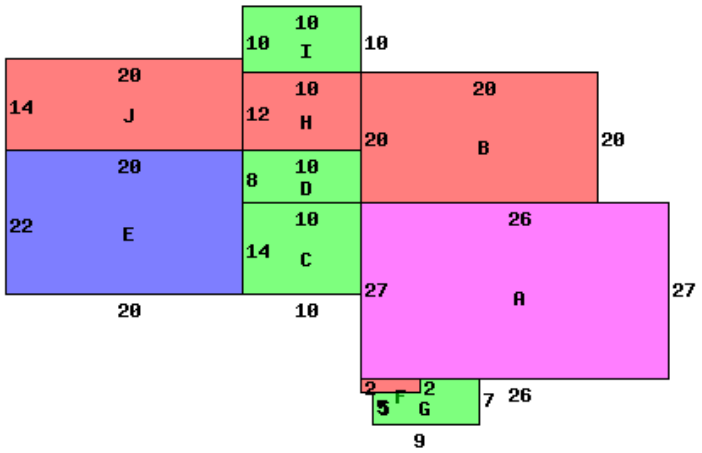
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8940	8940	8940	8940		8940	10290	10280
Bldg100%	134660	134660	134660	134660		134660	186570	186580
Totl100%	143600t	143600t	143600t	143600t		143600t	196860t	196860t
Cauv100%								
Tax Value:								
Land 35%	3130	3130	3130	3130		3130	3600	3600
Bldg 35%	47130	47130	47130	47130		47130	65300	65300
Totl 35%	50260t	50260t	50260t	50260t		50260t	68900t	68900t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2066.50	2186.18	2171.76	2171.76	2171.76			
Sp-Asmnt	35.46	48.45	48.45	48.45				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		702		a	*MAIN
1	F/C	A		400		b	ADDTN
	EFP	P		140	5600	c	PORCH
	PAT	P		80	240	d	PORCH
	F2	G		440	10560	e	GRAGE
1	F/C	A		10		f	ADDTN
	STP	P		55	220	g	PORCH
1	F	A		120		h	ADDTN
	PAT	P		100	300	i	PORCH
1	F	A		280		j	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
516	1	2025-11-17	JENKINS ZACHARY & BRITTAN	1SD	217000	8940	134660
487	1	2022-09-16	MANNS NATHAN & CARRIE	1SD	120000	6710	124170
330	1	2021-08-02	POTTS REBECCA K	1SD *	0	6710	124170
228	1	1994-03-28	POTTS JAMES R & REBECCA	1WD	72000	0	65630

Year	Land	Bldg	Total	Net Tax
2022	2350	43460	45810	2139.94
2021	2350	43460	45810	2147.72

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
131 BLANCHARD RIVER MAINT	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
275 CEMETERY #927 - SCIOTO RIVER	XA/2025			
349 OSBORN-BLANCHARD RIVER	XA/2025			



125 HESTER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1512	119420
	Full Upper	FRAME	702	53000
	Basement		702	13270
	Subtotal			185690
Shingle	Roof	HIP		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2214		C	OLD/GD	214460	.40		186580

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	75.0000	75.00	111	85	161	137	10280	10280

B 1 2 U A

Plaster/Drywall	P D	Fireplaces	4000
Panelled Wall	X	Air Conditioning	3830
Unfinished Wall	X	Plumbing	3500
Floor/Hardwood	X	Garages and Carports	10560
Floor/Pine	X	Extra Features	6880
Floor/Carpet	X X	Total Value	214460
Floor/Tile-Lino	L		
Number of Rooms	1 5 3	PUB SIDEWALK	
Bedrooms	1 3		
		Neighborhood:	
Fireplace		Code:	3630
Openings	2	Dwl/Gar/NC%	1.4500
Stacks	2		
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

Call Back: Sign: PSN Date: 2014-12-02 Lister: